

To all Peo<sup>le</sup> to whom this present Deed of Sale shall come Joseph  
 Boat of Hingham in the County of Suffolk in New England  
 Ordained and doth hereby know ye that I the said Joseph  
 Boat for and in Consideration of a Sum of Three Hundred Sixteen  
 pounds of Current money of New England to me in hand  
 paid and before the Enrolling and Delivery of these presents well  
 and truly paid by Nathaniel Nichols of Hingham a Good &  
 yoman his receipt whereof I do hereby acknowledge & am  
 well with fully satisfied Contented and paid by these presents have  
 given granted bargained sold aliene Envoiced assigned conveyed  
 and confirmed unto him the said Nathaniel Nichols his heirs  
 or assigns for ever all that my piece or tract of Land lying  
 and being here or hereunto to be placed called & also known  
 in the Town of Hingham aforesaid and contains thirty and three Acres  
 and was formerly the Estate of John Baratt and my Grand-  
 father Joseph Boat both of Hingham aforesaid and is bounded  
 and bounded northward and Southward with the Land of Isaac  
 Nichols and his sons Eastward with a high way and Westward  
 with the Towns Common Land Together with all and singular  
 the Rights Fees Tithes Lights messuages profits privileges and  
 appurtenances thereto belonging or in any kind appertaining  
 To have And to hold the Land aforesaid and all other  
 the above granted and bargained promises with their appur-  
 tenances unto him the said Nathaniel Nichols his heirs or assigns  
 to him and theirs only proper use Comfort and behoof for ever  
 And I the said Joseph Boat do by these presents Covenant & promise  
 for my self my heirs Executors Executors & Administrators from time  
 to time and at all times hereafter to well warrant maintain  
 and defend all and singular the above granted & bargained  
 promises with their appurtenances unto him the said Nathaniel  
 Nichols his heirs or assigns against the Lawfull Claims  
 or demands of all persons or any person whomsoever  
 In witness whereof I the said Joseph Boat and Deborah  
 Boat my wife in Token of her full Relinquishment of all  
 Dower or thirds in the premises have hereunto set our hands  
 and Seals this Twentieth day of April Anno Domini Thousand  
 Seven hundred Twenty and Three

Signed Sealed and Delivered  
 In presence of us

Joseph Boat

James Stetson  
 Sam<sup>l</sup> Thaxter

Deborah Boat

Suffolk: ss

Suffolk sc. Boston Augt. 10. 1736 } April the 19: 1723 / the  
 Rect. and Recorded in the Registry } Joseph Boat and Deborah  
 of Deeds. Lib. 53. folio. 95 } appeared and acknowl  
 of Samuel Gerrish Reg<sup>r</sup> } in Instrument to be the  
 of - - - - - Seal



Joseph Breat Dood  
to Nath<sup>l</sup> Nichols

8  
Recd. Aug. 10. 1736  
9. a. m.